

110 TOWN OF LOS GATOS
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SUMMARY MINUTES OF A REGULAR MEETING OF THE **HISTORIC PRESERVATION COMMITTEE** OF THE TOWN OF LOS GATOS FOR FEBRUARY 20, 2008, HELD IN THE TOWN COUNCIL CHAMBERS, 110 E MAIN STREET, LOS GATOS, CALIFORNIA.

The meeting was called to order at 6:00 P.M. by Vice-Chair Pacheco.

ATTENDANCE

Members Present: Bob Cowan, Len Pacheco, and Phil Micciche

Members Absent: Kendra Burch and Marico Sayoc

Staff Present: Curtis Banks, Project Planner

ITEM 1: 26 OAK HILL WAY

The Committee considered a request to remove the pre-1941 residence from the Historic Resources Inventory. The Committee members noted that due to numerous changes to the structure, it is no longer historic. Cowan moved to remove the house from the inventory based on the following findings:

1. The building is not associated with any events that have made a significant contribution to the Town.
2. No significant persons are associated with the site.
3. There are no distinctive characteristics of type, period or method of construction or representation of work of a master.
4. Does not yield information important to the Town's history.

Pacheco seconded, motion passed unanimously. Appeal rights were cited.

ITEM 2: 590 MONTEREY AVENUE

The Committee considered a request to demolish a pre-1941 single family residence. The Committee reviewed a structural report that indicates the home is in poor condition. Committee members Pacheco and Cowan noted that the home has been modified extensively and the requested demolition is justified. Micciche moved to recommend approval of the application to the Development Review Committee based on the following findings:

1. The structure is not historically significant.
2. The building is not associated with any events that have made a significant contribution to the Town.
3. No significant persons are associated with the site.
4. The structure is not architecturally significant and has no architectural character. There are no distinctive characteristics of type, period or method of construction or representation of work of a master.
5. Based on the information in the structural report, the building is in a deteriorated condition.

Cowan seconded, motion passed unanimously.

ITEM 3 **371 LOS GATOS BLVD AND 219, 221 AND 223 CALDWELL AVENUE**

The Committee considered revised plans to restore the Thrash House and develop the site at 371 Los Gatos Boulevard with 20 new homes. The applicant explained the revisions to the plans since it had been reviewed last by the Committee. The Committee supported the proposed renovations to the Thrash House. Committee members stated they would not like the Town to require railing or banisters on the porch. The Committee also agreed that the garage needed additional articulation along the north and side sides of the structure. The Committee recommended a consistent window pattern (with trim) be included on the north and south elevations of the garage.

One of the changes to the site plan was locating two new homes to the north of the Thrash House. Committee members preferred the concept with only one home adjacent to the Thrash House. The Committee felt the streetscape for this area begins at Caldwell Avenue and extends south toward Highway 9. The lots in this area are significantly larger than the two proposed lots. They felt two small lots reduce the grandeur of the area and recommend a larger lot adjacent to the Thrash House.

Committee members also commented about the streetscape along Caldwell Avenue. They felt there should be more variety in the design of the proposed homes. They also felt the second stories should be setback similar to the other existing two story homes on the street.

Pacheco moved to recommend the following to the Planning Commission:

- a. The Thrash House renovation is acceptable to the Historic Preservation Committee.
 - (1) A railing or banister should not be required for the porch.
 - (2) Provide more articulation along the north and south side of the garage by incorporating a consistent window pattern (with trim) along both elevations.

- b. Modify the lot pattern to the north of the Thrash House that compliments the Thrash House and is more consistent with the lot pattern and design along Los Gatos Boulevard, south of Caldwell Avenue.
- c. Provide more variety in the design of the new homes along Caldwell Avenue and set back the second stories to be more consistent with the existing two story homes on the street.
- d. Supports demolition of the three homes along Caldwell Avenue based on the following findings:
 - 1. The structures are not historically significant.
 - 2. The buildings are not associated with any events that have made a significant contribution to the Town.
 - 3. No significant persons are associated with the sites.
 - 4. The structures are not architecturally significant and have no architectural character. There are no distinctive characteristics of type, period or method of construction or representation of work of a master.
 - 5. Based on the information in the structural report, the buildings are in a deteriorated condition.

Micciche seconded, motion passed unanimously.

ITEM 4 **331 JOHNSON AVENUE**

The Committee reconsidered a request to demolish a pre-1941 single family residence. Pacheco moved to recommend approval of the application to the Development Review Committee based on the following findings:

- 1. The structure is not historically significant.
- 2. The building is not associated with any events that have made a significant contribution to the Town.
- 3. No significant persons are associated with the site.
- 4. The structure is not architecturally significant and has no architectural character. There are no distinctive characteristics of type, period or method of construction or representation of work of a master.
- 5. Based on the information in the structural report, the building is in a deteriorated condition.

Cowan seconded, motion passed unanimously.

ITEM 5 **46/48 BROADWAY**

The Committee considered a request to renovate an existing duplex. The applicant would like to convert the structure into a single family residence. The applicant indicated the elevations have been modified slightly, primarily in the interior, except for changes to some window locations along the side and rear elevations. It was noted that the only part of the original home remaining is a portion of the left elevation. The original structure has been so extensively modified that its original architectural character has been lost.

Some Committee members felt the design was too contemporary for the neighborhood and that some of the design elements, while found in the neighborhood, did not fit with the proposed design of the home. Also, the roof along the front elevation did not seem to be depicted correctly on the plans.

Specifically, the Committee was concerned about the window pattern, preferring that the windows be aligned and a consistent style be used. Committee members suggested true divided light windows. There was also concern that the wood siding on the bays is not consistent with the style of the home. It was also suggested that the front entry be redesigned to provide a more prominent entrance. It was recommended that the applicant consider consulting with an architect or designer to assist with the suggested design modifications.

Pacheco moved to recommend that the item be continued and the plans modified as follows:

- a. Depict the roof correctly on the plans.
- b. Delete the wood siding on the bay window on the left side of the home.
- c. Enhance the front entry to make it more prominent.

Cowan seconded, motion passed unanimously.

ITEM 6 **OTHER BUSINESS**

- a. 142 Johnson Avenue –The Committee considered preliminary plans for an addition to the side and rear of the building. The additions would require approval by the Planning Commission to exceed the allowable FAR. The Committee stated that in terms of architecture only, the additions were compatible with the design.
- b. 130 Massol Avenue – The Committee consider revised preliminary plans for an addition. The applicant would like to construct a new addition behind the existing home with a bridge between the existing home and the addition. The applicant would also like to raise

the height of the home by approximately one foot. The Committee suggested that the addition be staggered remaining parallel to the property line rather than angling it. The Committee would like to see a streetscape to the height increase and would like to see a roof plan.

ITEM 6: **STATUS OF PREVIOUS APPLICATIONS**

Banks discussed the status of previous applications.

ITEM 7: **APPROVAL OF MINUTES**

The minutes from the meeting of January 23, 2008 were approved.

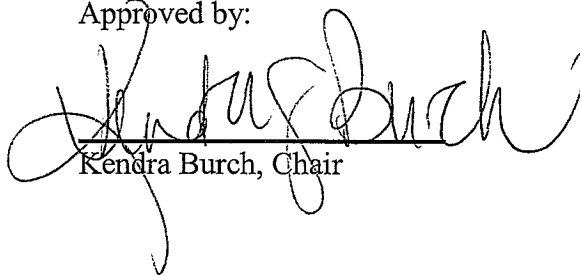
ITEM 8: **ADJOURNMENT**

The meeting was adjourned at 8:30 P.M. to the next regular meeting of March 19, 2008.

Prepared by:


Curtis Banks, Project Planner

Approved by:


Kendra Burch, Chair

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